



RE: STARPOINTE ARTESIA CONDOMINIUMS, LIMITED PARTNERSHIP PROJECT NARRATIVE

KA #: 205054

Artesia is a proposed development of Starpointe Properties just east of Scottsdale Road and north of East Indian Bend Road in Scottsdale, Arizona. The project site will revitalize 28.42 acres of existing Sunspree Resort property with luxury condominiums and brownstones, totaling 480 for-sale units

Starpointe has designed the Artesia project to enhance the "Garden Style" feel already prevalent in the surrounding area. Additionally, Artesia will perfectly compliment the existing McCormick Ranch neighborhood. The plan will include a mix of five central four-story mid-rise condominiums surrounded by 142 luxury brownstones. The buildings shape a variety of outdoor spaces including pedestrian plazas and gathering areas. The site is accessed from Scottsdale Road through a grouping of nine live-work brownstones that provide connection and transition to the existing commercial development. Many of the luxury brownstones offer spectacular frontage to the existing golf course. A diverse product mix is achieved with flats ranging from 924 to 2,250 square feet and brownstones in the 1,700 to 2,900 square feet range, all with two-car garages.

Luxury Brownstones

- 52 total town homes
- Two and three-story designs
- Square foot range 1,672 –2,049 sf
- 3 bedroom and 2 bedroom, den/optional 3rd bedroom
- Two-car attached garages
- Convenient open guest parking provided along the street

Luxury Golf Brownstones

- 90 total town homes (plus 9 live-work)= 99
- Three-story designs
- Square foot range 2,808-3,018 s.f.
- 3 bedroom, den/optional 4th bedroom
- Two-car attached garages
- Convenient open guest parking provided along the street

Luxury Condominiums

- 329 units in five buildings
- Four-story residential over one-level parking garage
- Square foot range 924-2,249 s.f.
- 1 bedroom, 2 bedroom and 2 bedroom, den

8-DR-2006
1/10/2006



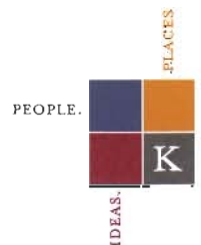
- One parking space per bedroom within parking garage
- Convenient open guest parking provided along the street

In addition to the amenities offered by the master-planned community, the development is intended to be a maintenance free community designed to address a variety of lifestyles. The property will include a gated-entry, a common pool/spa area, a recreation/social center, an exercise center, and dramatic views of the golf course/open space, mountains and city lights. All open space, features, driveways, streetscapes, walks and other common area facilities will be installed by the builder and maintained by a mandatory homeowner's association

The architectural character of the community draws influences from the traditional Southwestern & European building types, as well as contemporary urban desert communities. The use of flat tiles and simple cornices on parapets recollect traditional European influences, while the use of desert colors, sheltered courtyards, and wrought iron balconies bring traditional southwestern building types in mind. The use of clean lines and material give the Artesia community an urban clarity that is indicative of Scottsdale's upscale contemporary reality.

The area surrounding the site provides amenities such as tennis courts, golf courses, spas, shopping centers, restaurants and office buildings. The proposed residential use added to the existing uses would increase the opportunities to create a vital live, work and play environment. New pedestrian connections and improvements to existing pedestrian connections can provide and promote access opportunities to the local activities and businesses and lesson traffic on Scottsdale's major streets. New residents in the area can provide some of the employment and economic support that will promote the long-term sustainability of the area.

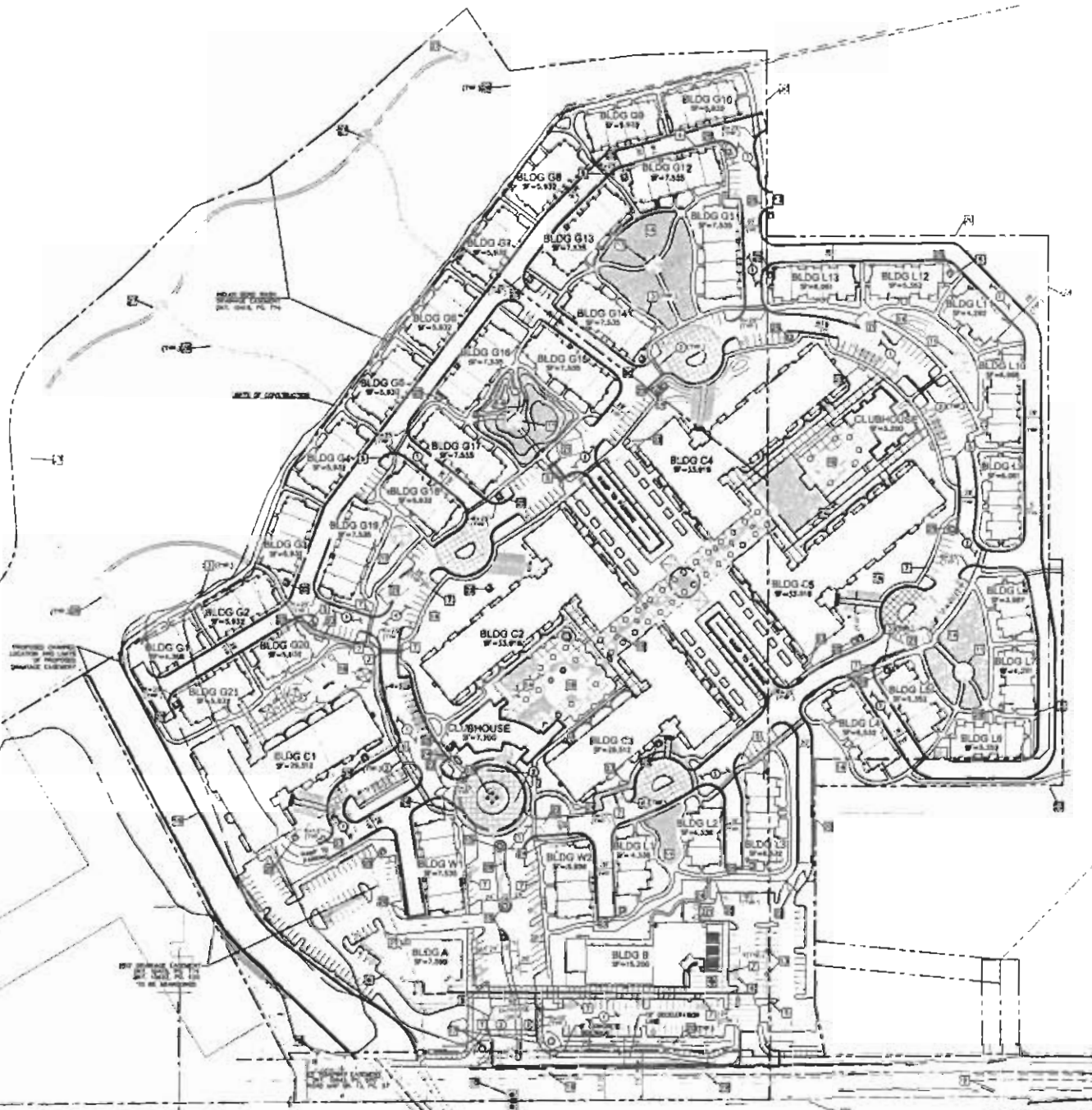
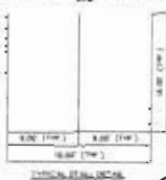
8-DR-2006
1/10/2006



10. DECENTRALIZED PARADIGM
11. DECENTRALIZED COMMUNICATED NETWORKS: BOTH WIRELESS & WIRELINE
12. DISTRIBUTIVE P2P NETWORK
13. DECENTRALIZED P2P NETWORK
14. DECENTRALIZED ACCESSIBLE P2P-NETWORK
15. DECENTRALIZED ACCESSIBLE P2P-NETWORK
16. DECENTRALIZED LAN/LOCALIZED NETWORK
17. DECENTRALIZED TRAFFIC SIGNAL
18. DECENTRALIZED FUTURE TRAFFIC SIGNAL
19. DECENTRALIZED ROUTING
20. DECENTRALIZED ROUTING DEPENDENT ACCESS
21. LAN/LOCALIZED NETWORK
22. SEE LAN/LOCALIZED PLAN FOR MORE NETWORKS=BOX
23. DECENTRALIZED WIRELESS NETWORK
24. DECENTRALIZED P2P
25. 2D BROAD NETWORKS
26. DECENTRALIZED FLUIDIC SIGNAL
27. CENTRAL TRAFFIC LIGHT
28. DECENTRALIZED TRAFFIC SIGNAL
29. DECENTRALIZED TRAFFIC SIGNAL
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WETLANDS: WETLANDS FORMED BY THE SEA (SALINE)
 (SLOPES NOT TO EXCEED 1:1 AND
 LONGITUDINAL SLOPES NOT TO EXCEED 1:1)
TYPICAL BARRIER BEACH
 R.R.



PROJECT LOCATION: NEAR W. SCOTTSDALE, AZ
HOURS: 8000 HOURS, SCOTTSDALE, AZ.

CLASSIFICATION: COMINT DATA
CLASSIFICATION: S-E (INT.) C-1 (COMM)

107 ACRES
SHOWN 64.77 ACRES 4,138,000 SF (POLYMER SUPPORTED) 4.00 LBS
W-1 41.25 ACRES 1,980,000 SF
B-1 FILL 26.00 ACRES
C-1 FILL 1.50 ACRES
TOTAL 107.52 ACRES 4,138,000 SF

1. GENERAL INFORMATION
 2. PERSONAL INFORMATION
 3. EDUCATION
 4. EMPLOYMENT HISTORY
 5. REFERENCES
 6. ADDITIONAL INFORMATION
 7. REMARKS
 8. DATE
 9. SIGNATURE
 10. PRINTED NAME
 11. ADDRESS
 12. CITY
 13. STATE
 14. ZIP
 15. TELEPHONE
 16. FAX
 17. E-MAIL
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NET CHARGE
 GRY FOLIO 13,810 W
 BROWNING FOLIO 88,480 W
 LUNNY CHARGES 14,275 W
 UNPAID DTS 13,400 W

SUBMISSION RECORD INFORMATION

ACCEPTED BY:	
REJECTED BY:	

BULG. STATE AIRCRAFT
 NO. 20
 PROPOSED 20
 BULG. STATE AIRCRAFT
 NO. 20

BRICKSTONE APARTMENTS 12,555 SQ
 LUXURY CONDOMINIUMS 5,245 SQ
 1/2 ACRE CONDOMINIUMS 3,000 SQ
 GOLF HOUSE/RECREATIONAL 2,400 TO 4X CITY
 RETAIL/RESTAURANT 21,700 SQ
 TOTAL GROSS SQUARE FOOTAGE 1,300,000 SQ

THEIR - 2001-2002 REVENUES

2001-2002 REVENUES	2001-2002
WATER BILLING REVENUE	10,000,000 (10,000,000)
(10,000,000) (10,000,000)	
(10,000,000) (10,000,000)	
(10,000,000) (10,000,000)	
2001-2002 REVENUES	2001-2002

ADDITIONAL DATA SPACE REQUIRED	11 811
DATA OF OPEN SPACE REQUIRED	12 846
TOTAL PARKING LOT AREA	61 772

Address: 101 J. Edgar Hoover Building
 (FBI at Lake parking lot area)
 Address: 101 J. Edgar Hoover Building
 28136 W
 Building Address
 Washington, DC 20535
 Page: 13 of 17

NAME	IS FT	NAME	IS FT
Fanning		REARSH	
B.L. KING		TECHNO	
GULF TOWNSHIP	100	100	100

WORKING TIME (HOURS)	40	40
LEISURE (HOURS)	140	140
CLUB HOUSES	50	50
WEEKLY EXPENDITURE	0	120
TOTAL	230	230

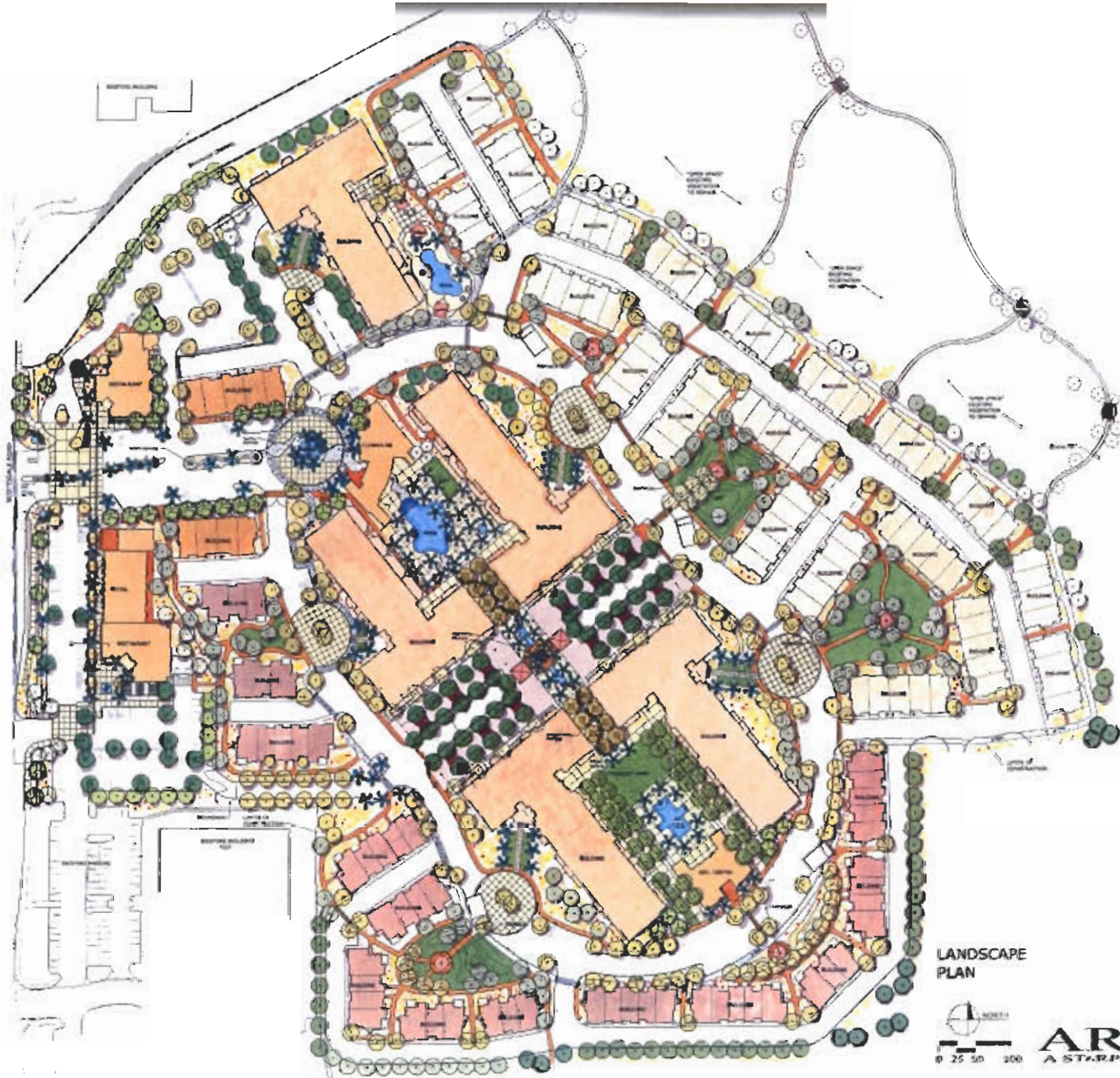
Variable	Mean	SD
Age	21.5	2.5
Gender	1.0	1.0
SES	2.0	1.0

TYPE	PA	PR
ADDITIONAL PARKING	10	12
ADDITIONAL PARKING AT THE JUNCTION		
ADDITIONAL PARKING SPACE	15	18

Age Group	Percentage
18-24	~12%
25-34	~28%
35-44	~22%
45-54	~18%
55-64	~10%
65-74	~5%
75-84	~2%
85+	~1%



MASTER SITE PLAN
ARTESIA
A STARPOINTE COMMUNITY



PROJECT DATA
 PROJECT: Artesia - 2006
 CLIENT: Starpointe Communities, Inc.
 DATE: 08/01/06
 SCALE: 1" = 40' (1" = 20' for some areas)
 DRAWN: [Name]
 CHECKED: [Name]



LANDSCAPE PLAN



ARTESIA
 A STARPOINTE COMMUNITY



8-OR-2006
 REV: 7/1/2006



FRONT BUILDING ELEVATION



REAR BUILDING ELEVATION



RIGHT BUILDING ELEVATION



LEFT BUILDING ELEVATION

LEGEND

[Symbol]	Concrete	[Symbol]	Stucco
[Symbol]	Brick	[Symbol]	Paint
[Symbol]	Stone	[Symbol]	Tile
[Symbol]	Wood	[Symbol]	Other



A-11
 40-PLEX
 CONDOMINIUMS
 KEFHART

ARTESIA
 A ST. ROUSTE COMMUNITY



FRONT BUILDING ELEVATION



REAR BUILDING ELEVATION



RIGHT BUILDING ELEVATION



LEFT BUILDING ELEVATION

LEGEND

[Symbol]	CONCRETE	[Symbol]	GLASS
[Symbol]	BRICK	[Symbol]	WOOD
[Symbol]	STUCCO	[Symbol]	IRON
[Symbol]	PAINT	[Symbol]	STEEL
[Symbol]	ROOF	[Symbol]	LANDSCAPE



A-20

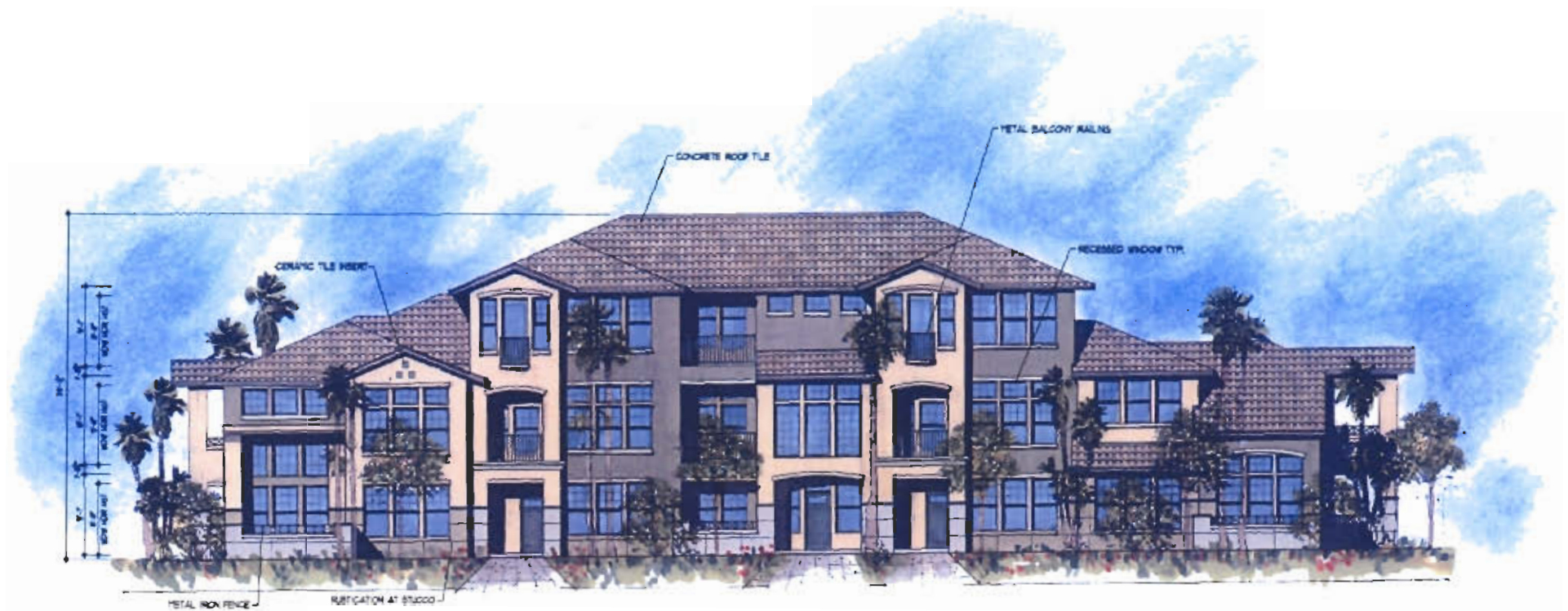
61-PLEX
CONDOMINIUMS

KEYHART

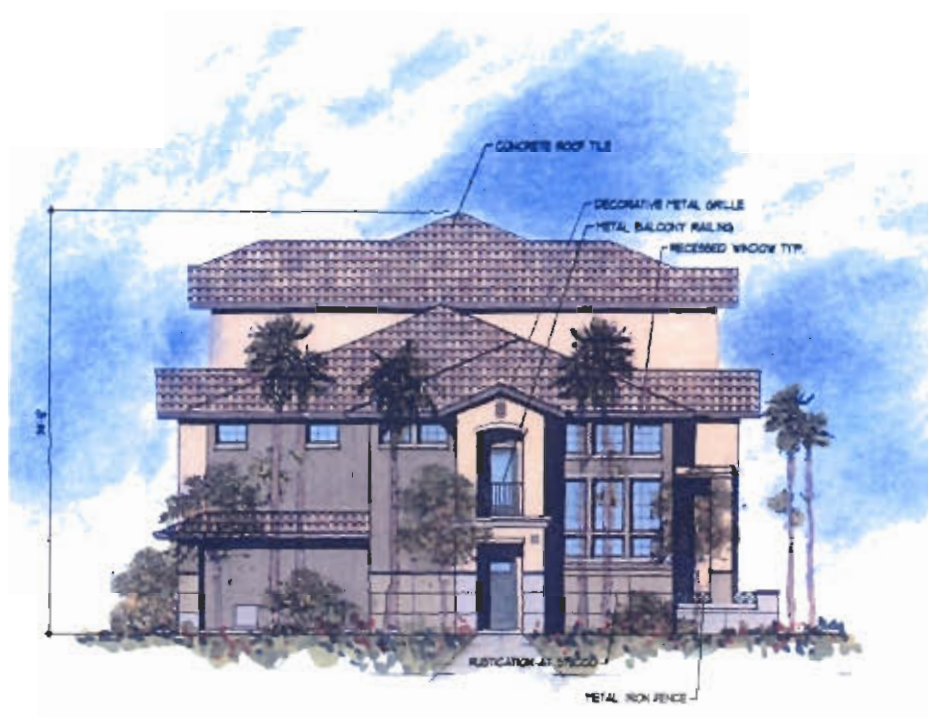
ARTESIA
A ST. ROUSTE COMMUNITY

07.07.06
205014

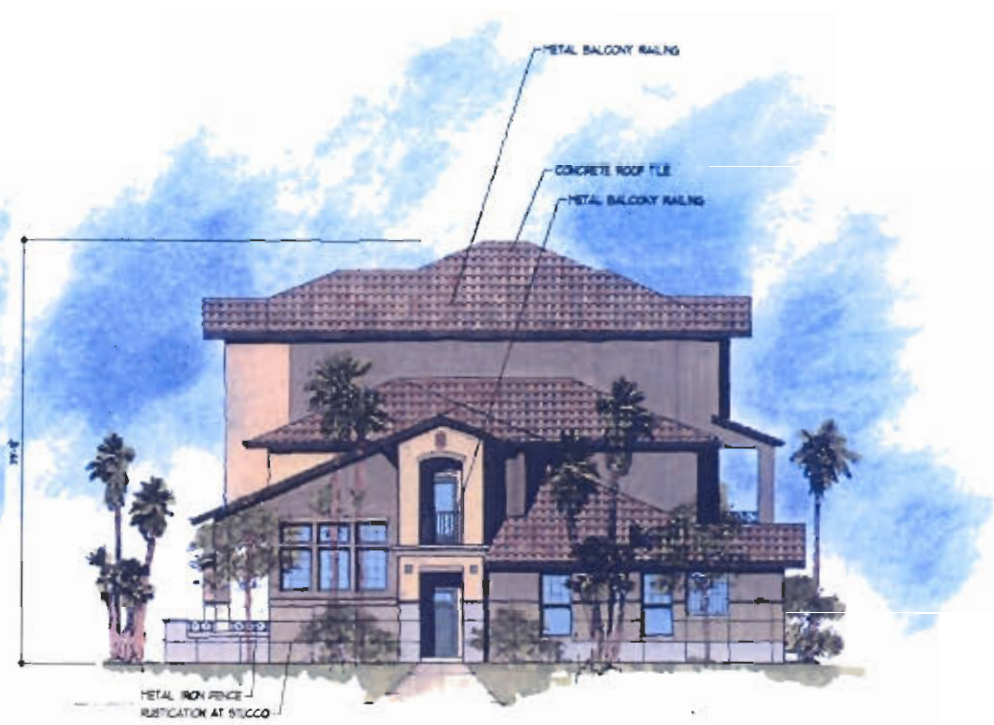
8-DR-2006
REV: 7/7/2006



ARTESIA LUXURY BROWNSTONES
FRONT ELEVATION



ARTESIA LUXURY BROWNSTONES
LEFT ELEVATION



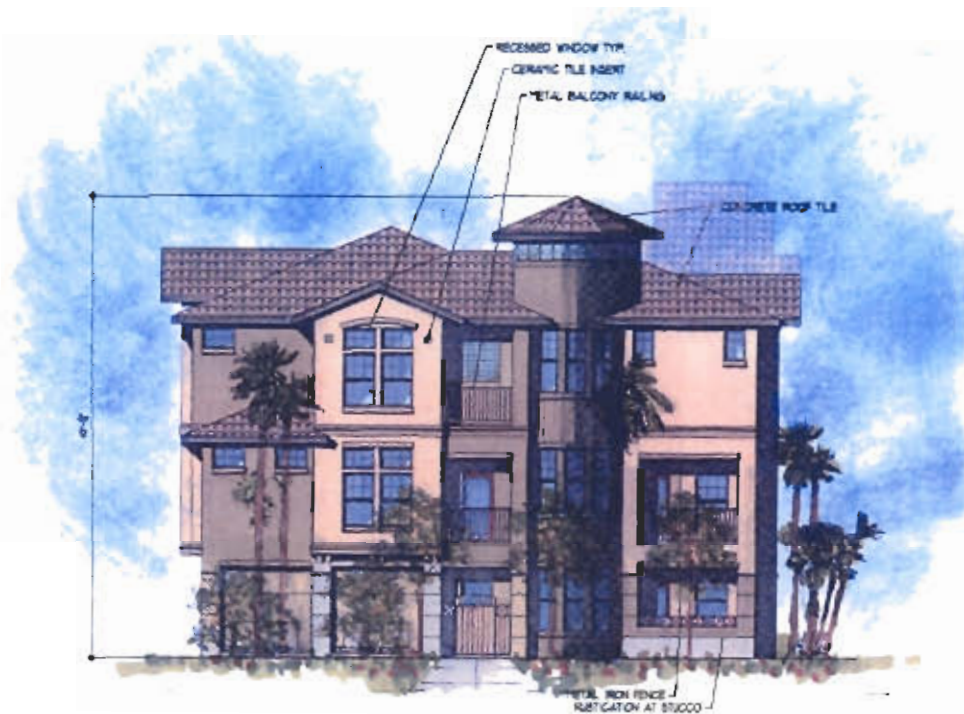
ARTESIA LUXURY BROWNSTONES
RIGHT ELEVATION



ARTESIA LUXURY BROWNSTONES
REAR ELEVATION



ARTESIA LUXURY GOLF BROWNSTONES
FRONT ELEVATION



ARTESIA LUXURY GOLF BROWNSTONES
LEFT ELEVATION



ARTESIA LUXURY GOLF BROWNSTONES
RIGHT ELEVATION



ARTESIA LUXURY GOLF BROWNSTONES
REAR ELEVATION



ARTESIA LIVE/WORK BROWNSTONES
FRONT ELEVATION



ARTESIA LIVE/WORK BROWNSTONES
LEFT ELEVATION



ARTESIA LIVE/WORK BROWNSTONES
RIGHT ELEVATION



ARTESIA LIVE/WORK BROWNSTONES
REAR ELEVATION

8-DR-2006
REV: 7/7/2006



ENTRY FEATURE



ARTESIA CONDOMINIUMS - 61 PLEX
FRONT ELEVATION



ARTESIA CONDOMINIUMS 61 PLEX
LEFT ELEVATION



ARTESIA CONDOMINIUMS 61 PLEX
RIGHT ELEVATION



ENTRY FEATURE



ARTESIA CONDOMINIUMS - 69 PLEX
FRONT ELEVATION

8-DR-2006
REV: 7/7/2006



ARTESIA CONDOMINIUMS 69 PLEX
LEFT ELEVATION



ARTESIA CONDOMINIUMS 69 PLEX
RIGHT ELEVATION

8-DR-2006
REV: 7/7/2006



ARTESIA CONDOMINIUMS 69 PLEX
REAR ELEVATION

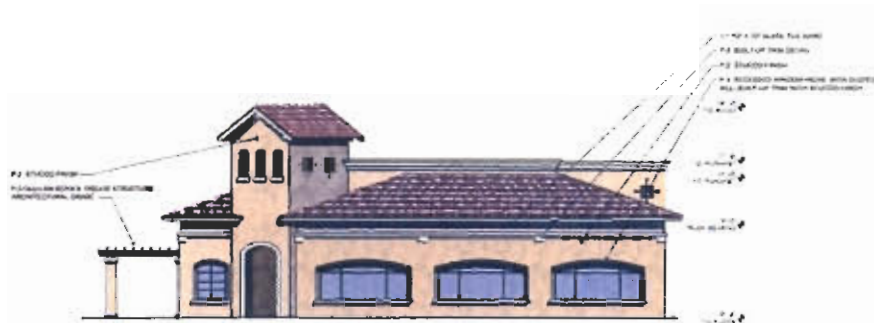
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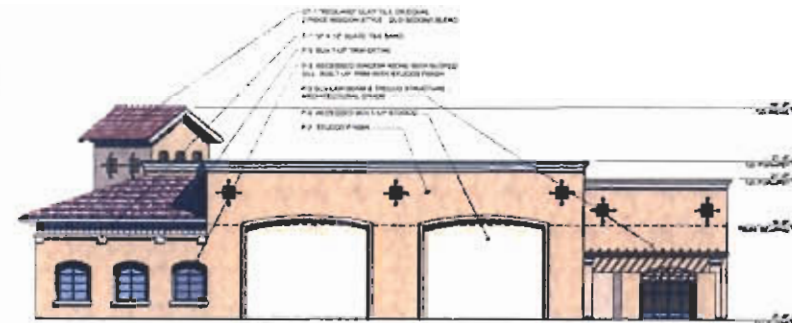
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

8-DR-2006
REV: 7/7/2006

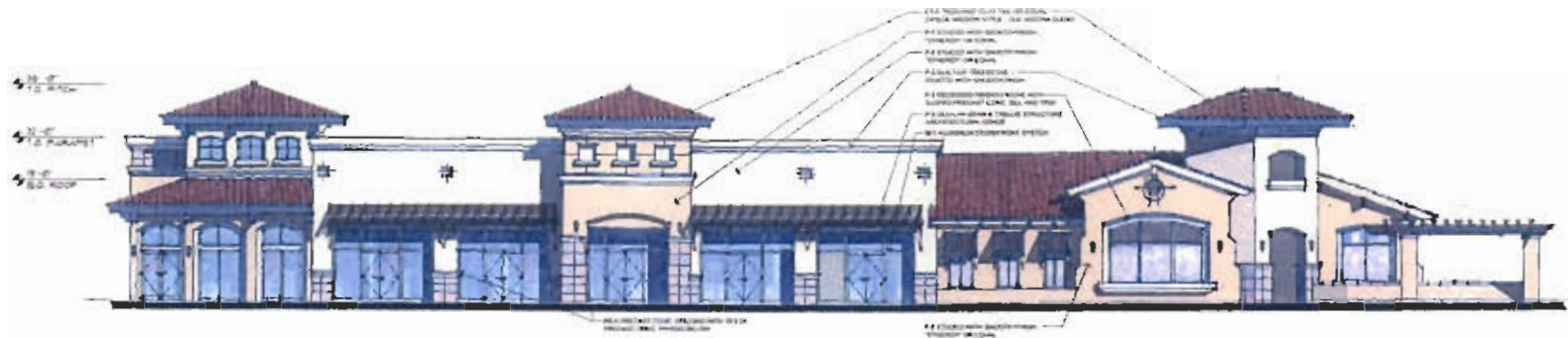
Artesia Village

Building 'A'

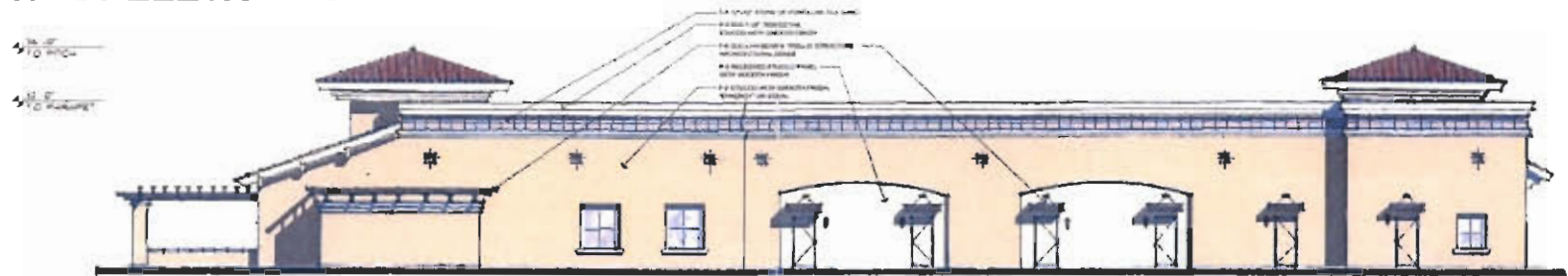
08 MAY 06
project #30439

Starpointe
Development

noisen architects,
INC
Austin • Scottsdale



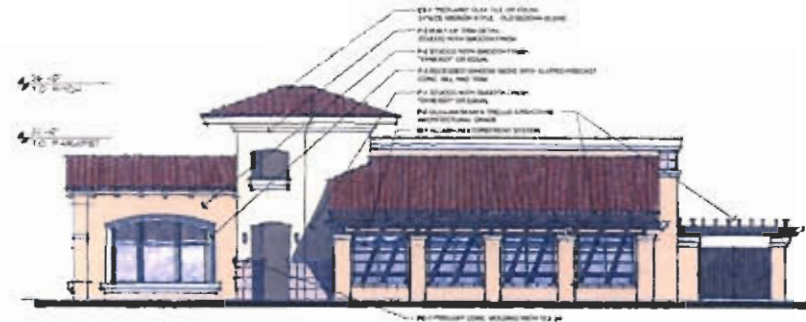
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Artesia Village

Building 'B'

08 may 08
project #30439

8-DR-2006
REV: 7/7/2006

Starpointe
Development

nelsen architects,
INC.
Austin • Scottsdale